



## 12 Avon Park

, Ringwood, BH24 2AT

Asking Price £825,000

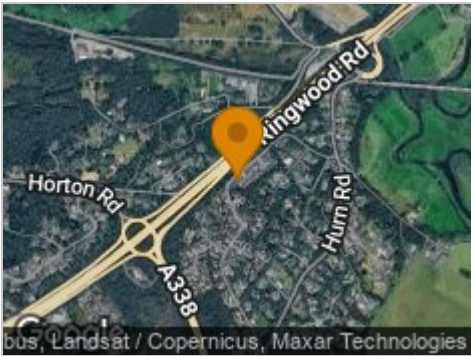




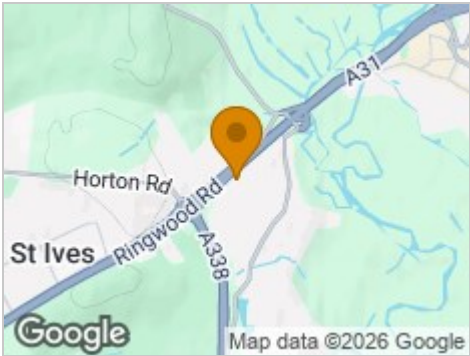
Road Map



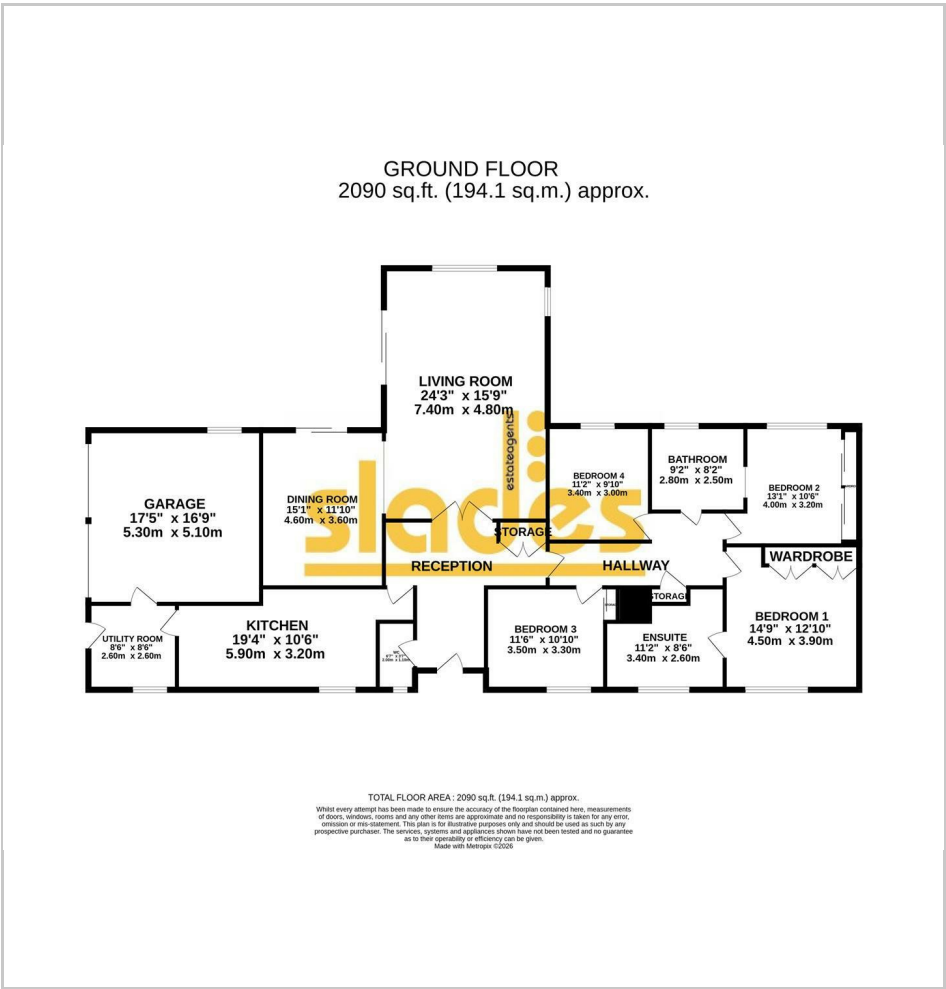
Hybrid Map



Terrain Map



Floor Plan



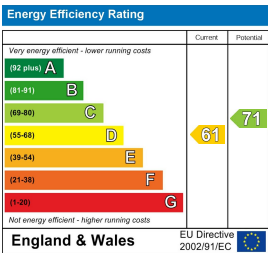
- WELL PRESENTED FAMILY HOME ON PRIVATE CORNER PLOT
- SPACIOUS RECEPTION HALL
- 24FT TRIPLE ASPECT LIVING ROOM
- MODERN KITCHEN WITH SEPARATE UTILITY ROOM
- 4 DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- FAMILY SIZE BATHROOM
- INTEGRAL DOUBLE GARAGE
- LOW MAINTENANCE GARDEN
- SOLE AGENTS

Viewing

Please contact our Slades Estate Agents Office on 01202548855 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**A delightful 4 DOUBLE BEDROOM detached family home offering versatile accommodation, set within a private corner plot in this highly sought after location.**



The accommodation with approximate room sizes comprises of a feature recessed entrance porch with extending canopy over and inset lighting. Hard wood front door with obscured panel glazing and matching side screens leading to the

#### RECEPTION HALL

with coved ceiling, light fittings, radiator with thermostatic valve and wood finished flooring. Double width cloaks cupboard providing hanging and shelving space and doors to

#### LIVING ROOM

being of a generous size with coved ceiling and central light fitting, further wall lights and decorative stone fireplace surround with extending hearth and fitted 'Living Flame' gas fire. Triple aspect uPVC windows to both sides and rear with sliding patio doors leading onto the side patio and numerous garden features. Radiators with thermostatic valves and archway through to

#### DINING ROOM

with coved ceiling, central light fitting and further wall lights. Radiator with thermostatic valve and sliding uPVC patio doors onto patio area. Panel glazed door from the dining room back to the hallway.

#### KITCHEN / BREAKFAST ROOM

with coved ceiling and light fitting. Extensive range of high gloss finished white floor and wall level cabinets with polished stone work surfaces and matching polished stone upstands with under hung Butler style 1 ¼ bowl sink and worktop mounted pillar tap over. Built in eye level double electric oven, space for free standing dishwasher, extending breakfast bar area also housing the five burner gas 'De Dietrich' hob with feature glass and stainless steel extractor hood over. Decorative glazed display cabinets and wine racks. Space for free standing American style fridge freezer and useful pull-out larder style cupboards. Radiator with

thermostatic valve, two uPVC double glazed windows to the front elevation. Tiled wall finish and ceramic tiled floor. Fitted matching polished stone breakfast table. A panel glazed door leads through to the

#### UTILITY ROOM

being of a generous size with coved ceiling with central light fitting. Further range of wood finished floor standing base units with rolled edge working surfaces and tiled splashbacks incorporating a single circular bowl plus drainer sink unit with pillar mixer tap and a further larder style full height cupboard. Space and plumbing for automatic washing machine, ceramic tiled floor, radiator with thermostatic valve, uPVC double glazed window to the front elevation and stable style panel glazed door to the side parking area. Adjoining door to the garage.

From the reception hall a panel glazed door leads into the bedroom areas. with four bedrooms, Airing Cupboard housing the factory lagged hot water cylinder with immersion heater, ample shelved airing space and further storage area. Further doors to

#### BEDROOM ONE

with coved ceiling and central light fitting, radiator with thermostatic valve and uPVC double glazed window to the front elevation. Extensive range of built in bedroom furniture comprising of wardrobes and bedside tables. Adjoining door to

#### EN SUITE BATHROOM

with coved ceiling and inset spotlights, frosted glazed uPVC window to the front elevation and fully tiled walls with decorative dado and picture style tiles and ceramic tiled floor. Modern four-piece suite comprising of a panel enclosed bath with chrome hand grips and mixer taps with shower attachment over. Large walk in shower area with

wall integrated thermostatically controlled shower valve. Modern vanity style sink unit with central sink and pillar tap and cupboards and draws surround. Fitted wall mirror with integrated light fitting. Chrome heated towel rail.

### BEDROOM TWO

having a coved ceiling, central light fitting, radiator with thermostatic valve and extensive range of modern sliding door wardrobes providing both hanging and shelving space. uPVC double glazed window overlooking the rear garden and access to the

### JACK AND JILL STYLE BATHROOM

with coved ceiling and inset spotlights, half tiled walls with feature dado style tile and chrome heated towel rail. Modern suite comprising of a corner bath unit with centrally mounted chrome mixer taps and vanity style sink unit with centrally mounted sink and chrome mixer tap and surround cupboards and draws. Wall mirror over. Ceramic tiled floor.

### BEDROOM THREE

(currently used as an office) with coved ceiling and central light fitting, radiator with thermostatic valve and uPVC double glazed window to the front elevation. Recessed double width sliding door wardrobe.

### BEDROOM FOUR

with coved ceiling and central light fitting, radiator with thermostatic valve and uPVC double glazed window overlooking the rear garden.

### OUTSIDE

The property occupies a generous corner plot with parking provided for numerous vehicles upon the block paviour driveway to the side which also provides access to the integral DOUBLE GARAGE with an electric up and over door and internal door into the utility room.

The rear garden has been landscaped with inset flower and shrub features and patio areas and divided into different areas.





